

006.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,253,000 / 1,253,000

ASSESSED:

1,253,000 / 1,253,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11-13		ORVIS RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LEONE JOSEPH & ANGELA	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 11 ORVIS RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: LEONE JOSEPH & ANGELA -
Owner 2: -
Street 1: 11 ORVIS RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,724 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1919, having primarily Stucco Exterior and 5632 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		7724		Sq. Ft.	Site		0	80.	0.84	1									521,376						521,400	

Total AC/HA: 0.17732

Total SF/SM: 7724

Parcel LUC: 105 Three Fam.

Prime NB Desc: ARLINGTON

Total: 521,376

Spl Credit

Total: 521,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 13 - Multi-Garden	3	Rating: Average																				
Sty Ht: 2T - 2 & 3/4 Sty		A Bath:	Rating:																			
(Liv) Units: 3	Total: 3	3/4 Bath:	Rating:																			
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																			
Frame: 1 - Wood		1/2 Bath:	Rating:																			
Prime Wall: 6 - Stucco		A HBth:	Rating:																			
Sec Wall:	%	OthrFix:	Rating:																			
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1 - Asphalt Shgl		Kits: 3	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2														
Color: BEIGE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir:		Fpl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:	Upper																
Grade: C - Average		CONDOS INFORMATION				Lvl 2																
Year Blt: 1919	Eff Yr Blt:	Location:				Lvl 1																
Alt LUC:	Alt %:	Total Units:				Lower																
Jurisdct: G13	Fact: .	Floor:				Totals	RMS: 16	BRs: 8	Baths: 3	HB												
Const Mod:		% Own:																				
Lump Sum Adj:		Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD		Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRs	FL													
Prim Int Wall: 6 - Average		Functional:		%	Interior:	2	6	3														
Sec Int Wall:	%	Economic:		%	Additions:	1	4	2														
Partition: T - Typical		Special:		%	Kitchen:																	
Prim Floors: 3 - Hardwood		Override:		%	Baths:																	
Sec Floors:	%	Total:	31	%	Plumbing:																	
Bsmnt Flr: 12 - Concrete					Electric:																	
Subfloor:					Heating:																	
Bsmnt Gar:					General:																	
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 1 - Oil																						
Heat Type: 3 - Forced H/W																						
# Heat Sys: 3																						
% Heated: 100		% AC: 33																				
Solar HW: NO		Central Vac: NO																				
% Com Wall		% Sprinkled:																				
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 006.0-0001-0005.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1 19X20	A	AV	1950		21.58	T	40	105			4,900		4,900					
More: N	Total Yard Items:	4,900	Total Special Features:		Total:	4,900													AssessPro Patriot Properties, Inc			